

Verde Trails Unit I Parcel 7

Preliminary Plat

Application PL-18-0230

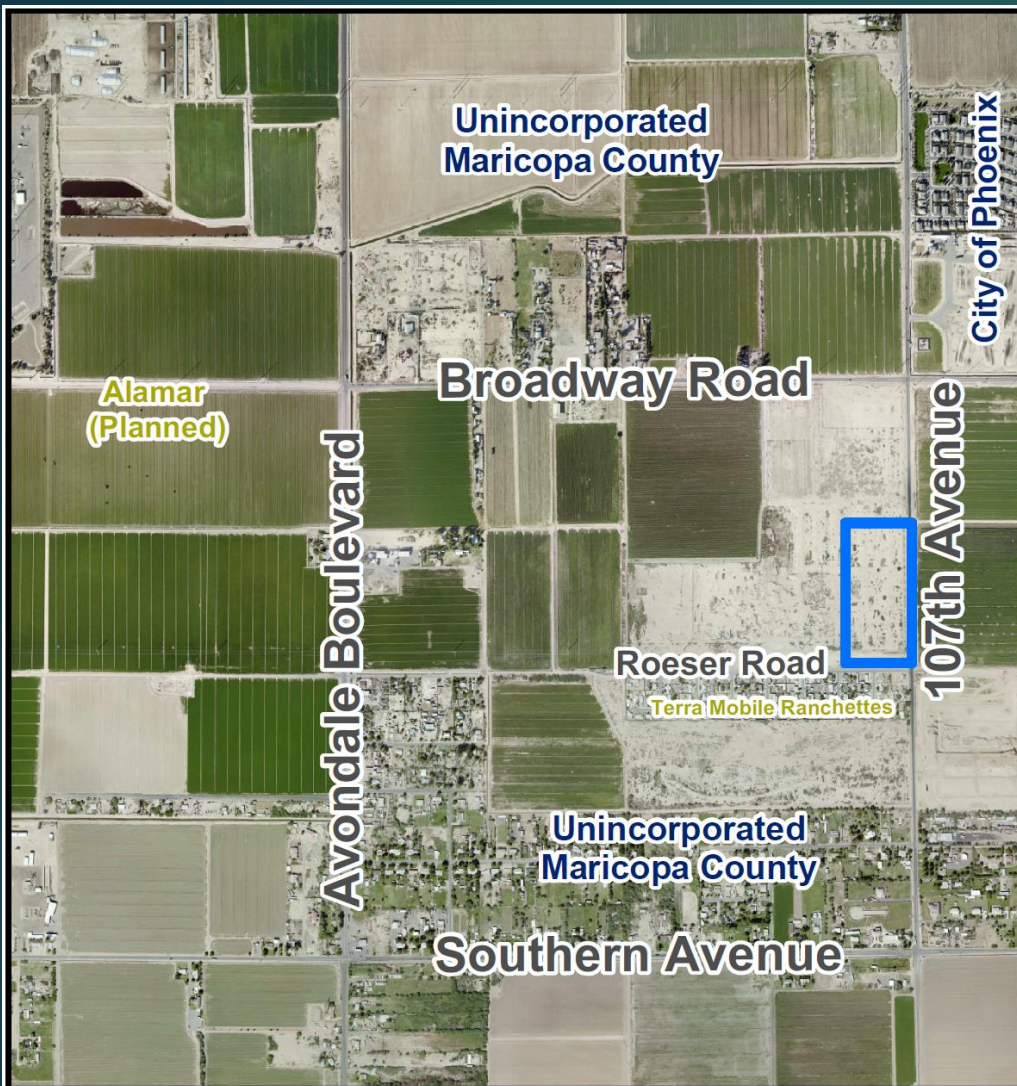
Planning Commission Meeting

January 17, 2019

Avondale

Purpose

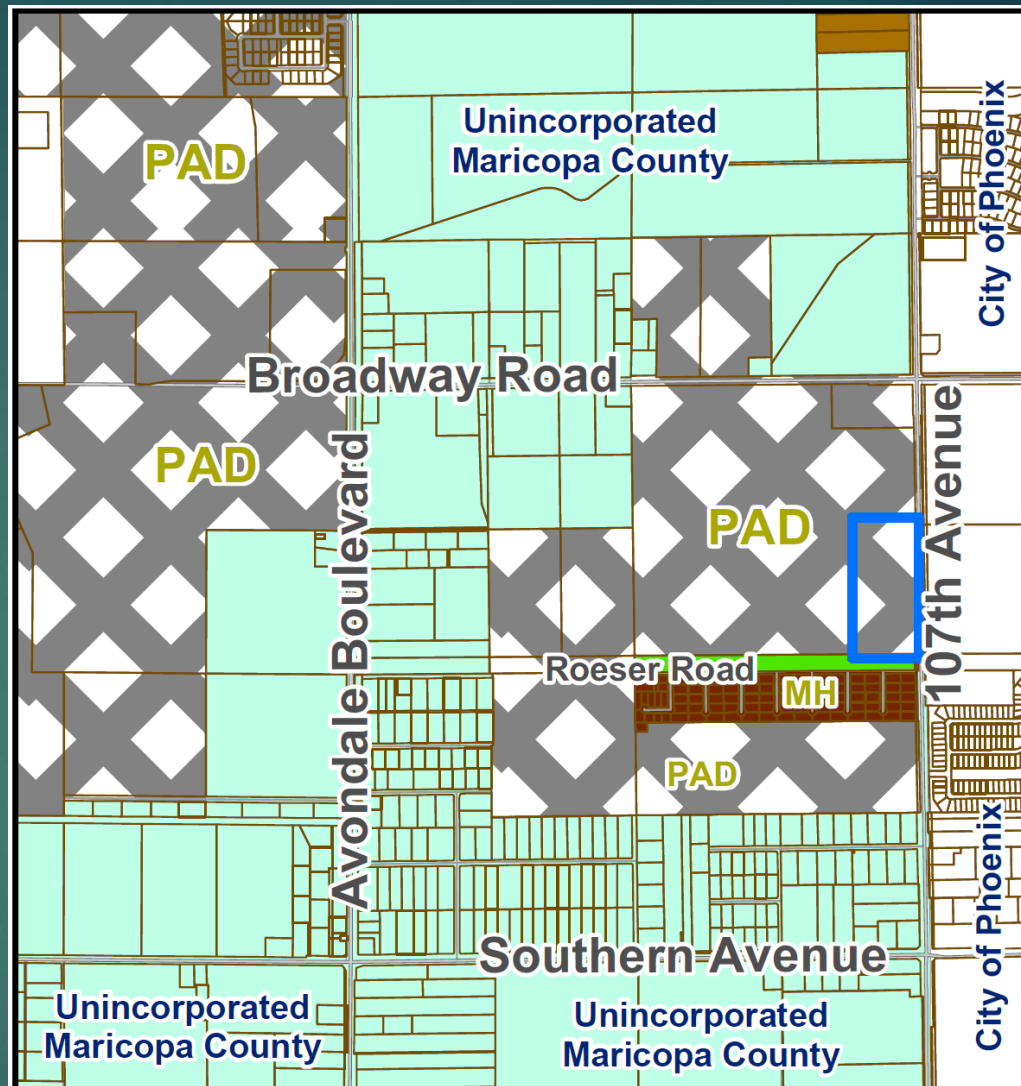
- ▶ Review the Preliminary Plat for the proposed 70-lot Verde Trails Unit I Parcel 7 and forward a recommendation to the City Council



Aerial Photograph



 Verde Trails Parcel 7



Zoning Vicinity Map



 Verde Trails Parcel 7



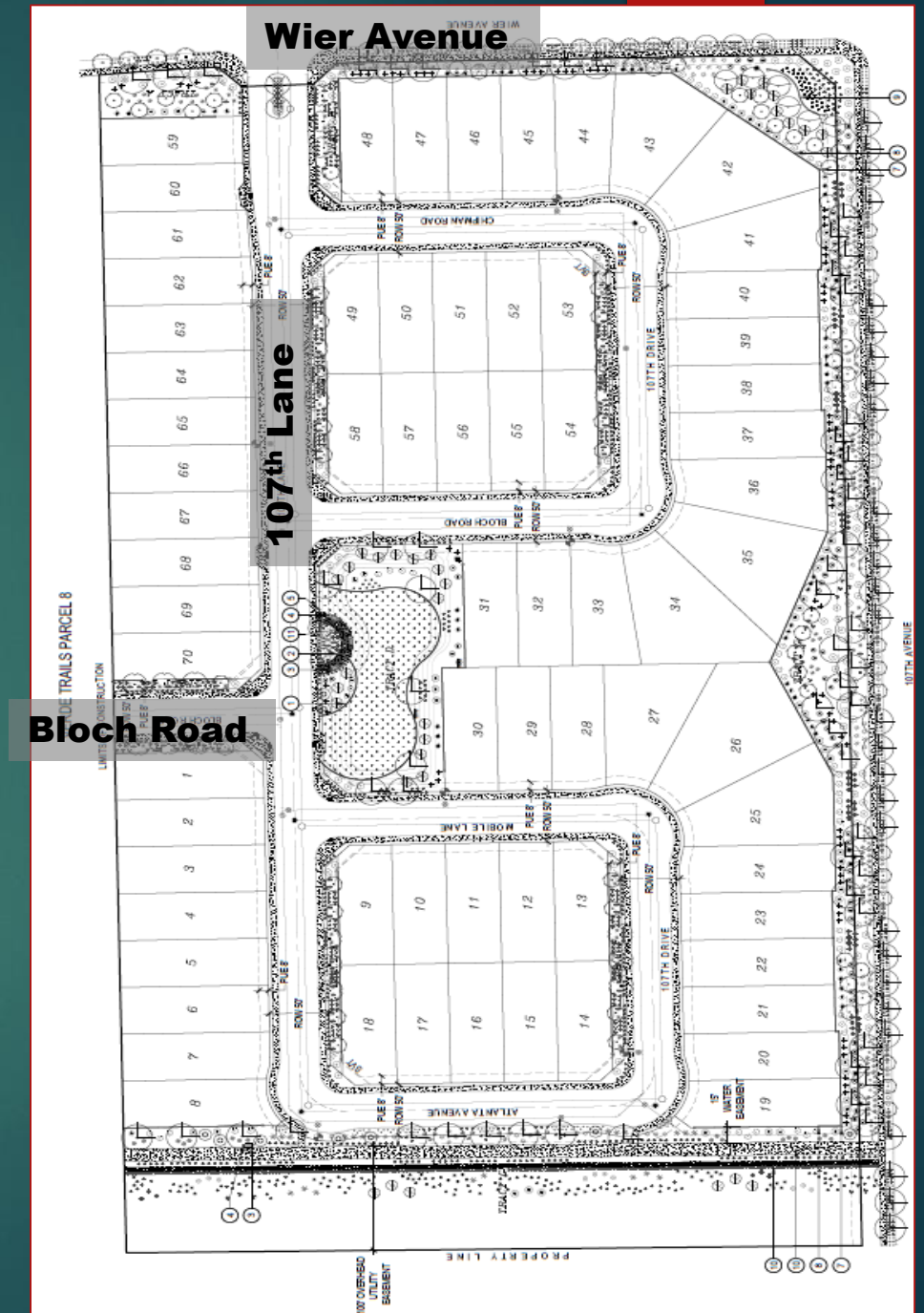
Background

- ▶ +/- 16.1 acres
- ▶ Zoned PAD (Planned Area Development) in 2007
 - ▶ Major Amendment approved May 2018
- ▶ Parcel 7 of Verde Trails Unit I Preliminary Plat
 - ▶ Littleton Elementary School District declined to purchase school site; PAD allows for development with 5,175 SF Lots



Preliminary Plat

- ▶ Access from Wier Avenue and Bloch Road (pending approval of Amendment)
- ▶ 70 Lots
- ▶ Minimum 5,175 SF (45'x115')
- ▶ Staggered lots adjacent to 107th Avenue
- ▶ 20.9 percent open space
- ▶ Common HOA with other Verde Trails Parcels



Analysis

- ▶ In conformance with the Verde Trails PAD
- ▶ In conformance with the Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Review Manual
- ▶ Open space exceeds minimum requirement
- ▶ All walls, monuments, furnishings, landscaping, etc. to share common design with remainder of Verde Trails
- ▶ Developer to construct all required improvements

Staff Recommendation

Approval of Application PL-18-0230

Verde Trails Unit I Parcel 7 Preliminary Plat

Subject to four (4) recommended conditions